

ORDINANCE NO. \_\_\_\_\_ (Revised)

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 13830 NORTH F.M. 620 ROAD FROM GENERAL  
3 OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING  
4 DISTRICT, COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL  
5 OVERLAY (GR-MU-CO) COMBINING DISTRICT AND COMMUNITY  
6 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT  
7 AND TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)  
8 COMBINING DISTRICT.

9  
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from general office-mixed use-conditional overlay (GO-MU-CO)  
14 combining district, community commercial-mixed use-conditional overlay (GR-MU-CO)  
15 combining district and community commercial-conditional overlay (GR-CO) combining  
16 district to community commercial-conditional overlay (GR-CO) combining district on the  
17 property described in Zoning Case No. C14-2007-0162, on file at the Neighborhood  
18 Planning and Zoning Department, as follows:

19  
20 Lot 3B, Block A, Resubdivision of Lot 3, Block A, Par 620 Section Two  
21 Subdivision, a subdivision in the City of Austin, Williamson County, Texas,  
22 according to the map or plat of record in Document No. 2007044986, of the  
23 Official Public Records of Williamson County, Texas (the "Property"),

24  
25 locally known as 13830 North F.M. 620 Road, in the City of Austin, Williamson County,  
26 Texas, and generally identified in the map attached as Exhibit "A".

27  
28 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:

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31 A site plan or building permit for the Property may not be approved, released, or  
32 issued, if the completed development or uses of the Property, considered cumulatively  
33 with all existing or previously authorized development and uses, generate traffic that  
34 exceeds 2,000 trips per day.  
35

1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the community commercial (GR)  
3 base district, and other applicable requirements of the City Code.  
4

5  
6 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
7

8  
9 **PASSED AND APPROVED**

10  
11 §  
12 §  
13 \_\_\_\_\_, 2007 § \_\_\_\_\_  
14 Will Wynn  
15 Mayor  
16

17  
18 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
19 David Allan Smith Shirley A. Gentry  
20 City Attorney City Clerk